

**MINUTES OF THE MEETING OF THE BOARD OF THE REDEVELOPMENT
AUTHORITY OF THE COUNTY OF BERKS**

August 27, 2019

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on August 27, 2019 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3rd Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager
Diodato Bassano
Eileen Kastura
Thomas Ruth
Pellegrino Orlando

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor
Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer
Kathy Heckman, Executive Assistant

Tom Dachowski, Housing Director, was absent from the meeting.

The Board recessed into Executive Session on a real estate acquisition matter at 4:30 p.m., and resumed the public meeting at approximately 5:00 p.m.

Upon motion made by Chairman Yeager and seconded by Eileen Kastura all members of the Board present, except Pellegrino Orlando who abstained due to his absence from said meeting, voted to approve the July 23, 2019 minutes of the Board of this Authority.

Diodato Bassano, Treasurer of this Authority, presented the Profit & Loss Statement for the period of January 1, 2019 through July 31, 2019 and the Balance Sheet as of July 31, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Pellegrino Orlando, all Board members present voted to accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

Diodato Bassano then presented the list of payments to creditors representing the period of August 1, 2019 through August 27, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted to approve the list of payments to creditors.

There were no communications.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that, to date, there are eighteen (18) active rent subsidy contracts. Mrs. Heckman added that one of the current contracts will be completed as of August 31, 2019 and one program participant moved out of the rental unit and out of Reading in August 2019.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that he and Nathaniel Guest have been working with Stone Consulting on the transload facility plans. Mr. Pick reminded the Board that due to the storms and flash flooding that occurred in Berks County, the damage that was sustained to some of the bridges and culverts along the Colebrookdale railroad are being repaired. In addition,

Mr. Pick reported that he met with the Budget Office for the Redevelopment Assistance Capital Program (RACP) in regard to a \$1,500,000.00 grant for the welcome center and transload facility in Boyertown, Pennsylvania. Lastly, Mr. Pick stated that work continues to be done on the Pottstown Station.

Mr. Pick advised that there is nothing new to report on the Armorcast Redevelopment Area.

In Mr. Dachowski's absence, Mr. Pick gave a brief report on Housing Programs. Mr. Pick stated that the family shelter is under construction at 310 N. 4th Street and will be leased to the Coalition to End Homelessness once it is completed. Then Mr. Pick reported that the restoration work at 525 E. Lancaster Avenue is almost complete.

Under Miscellaneous Items, Ken Pick advised the Board that the PHARE Program grant contract was received for a \$50,000.00 grant for the renovation project at 310 N. 4th Street in Reading, Pennsylvania.

Under New Business, Ken Pick presented the following:

- (1) A Funding Agreement with the Council on Chemical Abuse to provide \$300,000.00 from the federal CDBG Program for services related to prison inmates and transitional housing. A motion was made to approve the execution of said Agreement by Eileen Kastura, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the Agreement with the Council on Chemical Abuse. A copy of said Agreement is attached to these minutes; and

- (2) A Funding Agreement with the Reading Area Community College to provide \$600,000.00 from the federal CDBG Program for various system upgrades and replacements. A motion was made to approve the execution of said Agreement by Diodato Bassano, seconded by Chairman Yeager. All Board members present voted to approve the motion to execute the Agreement with the Reading Area Community College. A copy of said Agreement is attached to these minutes; and
- (3) A Funding Agreement with Teen Challenge to provide \$200,000.00 from the federal CDBG Program for building upgrades. A motion was made to approve the execution of said Agreement by Eileen Kastura, seconded by Glenn Yeager. All Board members present voted to approve the motion to execute the Agreement with Teen Challenge. A copy of said Agreement is attached to these minutes; and
- (4) Agreement with the County of Berks in regard to the Redevelopment Assistance Capital Program (RACP) for the GoggleWorkds II - Incubator/Restaurants Project. A motion was made to approve the execution of said Agreement by Thomas Ruth, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the Agreement with the County of Berks. A copy of said Agreement is attached to these minutes; and
- (5) A Funding Agreement with the Berks Coalition to End Homelessness to provide \$70,000.00 from the County's Act 137 fund for operations, staffing,

planning, etc. A motion was made to approve the execution of said Agreement by Eileen Kastura, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the Agreement with the Berks Coalition to End Homelessness. A copy of said Agreement is attached to these minutes; and

- (6) Resolution No. 2019-9 authorizing the sale of properties located at 80 and 84 West Wesner Road, Blandon, Pennsylvania to Berks Housing Opportunities, Inc., and further authorizing the officers of the Redevelopment Authority to execute documents related to such transfer. Upon motion made by Glenn Yeager, seconded by Thomas Ruth, all Board members present voted to adopt Resolution No. 2019-09 as presented (a copy is attached to these minutes).
- (7) Resolution No. 2019-10 authorizing the filing of a grant application to the Redevelopment Assistance Capital Program (RACP) for the GoggleWorks II – Incubator/Restaurants Project. Upon motion made by Eileen Kastura, seconded by Glenn Yeager, all Board members present voted to adopt Resolution No. 2019-10 as presented (a copy is attached to these minutes).
- (8) Resolution No. 2019-11 authorizing the opening of a project account with Customers Bank for the Berks County Nonprofit Development Corporation. Upon motion made by Diodato Bassano, seconded by Glenn Yeager, all Board members present voted to adopt Resolution No. 2019-11 as presented (a copy is attached to these minutes).

There being no further business of this Authority, a motion was made by Thomas Ruth to adjourn the meeting of this Authority. The motion was seconded by Eileen Kastura and all members of this Authority present voted in the affirmative. The next meeting of the Authority will be September 24, 2019. This meeting was adjourned at 5:25 p.m.
